

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, April 19, 2021
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **March 15, 2021**
[March 15, 2021](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

11

CONSENT - ITEMS FOR DEFERRAL

6, 9

CONSENT - ITEMS FOR APPROVAL

4, 5, 7, 10

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-5-21 10319 Mammoth Avenue**

To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located north of Mammoth Avenue, east of Perdue Drive, on Lot 143-A of South Park Forest Subdivision, 5th Filing. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses

Related to Case 12-21

[Application](#) [Staff Report](#)

3. **Case 12-21 10319 Mammoth Avenue**

To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located north of Mammoth Avenue, east of Perdue Drive, on Lot 143-A of South Park Forest Subdivision, 5th Filing. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

Related to PA-5-21

[Application](#) [Staff Report](#)

4. **CONSENT FOR APPROVAL Case 14-21 11135 Airline Highway**

To rezone from Rural to Heavy Commercial One (HC1) on property located on the north side of Airline Highway, west of Sherwood Forest Boulevard, on Lot A-1 of the T.L. Aubin. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

5. **CONSENT FOR APPROVAL HL-1-21 1344 Terrace Avenue**

Proposed designation of Local Historic Landmark on property located on the south side of Terrace Avenue, east of Smith Street on Lot 3-A, Block 35 of the Addition to Suburb Swart Subdivision. Section 50, T7S R1W, GLD, EBRP, LA (Council District 10 - Coleman)

PLANNING STAFF FINDINGS: Staff certifies the request meets the criteria for designation as a Local Historic Landmark

[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

6. **CONSENT FOR DEFERRAL PUD-2-00 McDonald's (Burbank), Burbank University, Final Development Plan**

Proposed restaurant with drive-through on property located south of Burbank Drive and east of West Lee Drive, on Tract C-1-A-1-A-2 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 3 - Gaudet)

Deferred to May 17 by the Planning Director

[Application](#)

7. **CONSENT FOR APPROVAL PUD-4-12 The RV Shop (Phase 2), The Greens at Millerville, Final Development Plan**

Proposed three building commercial development for recreational vehicle repair on property located west of Millerville Road and north of Interstate 12, on Parcel 1-A of the Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

8.

CUP-1-21 Lot 22-A, Bernard Terrance Addition

Proposed accessory dwelling on property located on the west side of Edison Street and north of Government Street, on Lot 22-A of the Bernard Terrace Addition Subdivision. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements, if approved by the Board of Adjustments

[Application](#) [Staff Report](#) [Plans](#)
9.

CONSENT FOR DEFERRAL CS-3-21 West Paul Tract

Proposed small subdivision with a flag lot located south of Flonacher Road and east of McKee Lane, on Lot L of the West Paul Tract. (Council District 1 - Noel)

Deferred to May 17 by the Planning Director

[Application](#)
10.

CONSENT FOR APPROVAL SS-3-21 Loudon Plantation

Proposed small subdivision with a private street located north of Flonacher road and east of Samuels Road, on Lots 53 through 55 of the E.M. Treacle Subdivision of Loudon Plantation (Council District 1 - Noel)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#)
11.

SS-4-21 Foster Place

Proposed small subdivision with a private street located north of Hooper Road, at the end of Highland Gardens Road, on the remainder of Tract 5 of the Foster Place Subdivision (Council District 2 - Banks)

Withdrawn by the applicant on March 15

[Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN